



**Address:** [5513 SPRING RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-5-6  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.869024728  
**Longitude:** -97.2679058472  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** PARK VISTA ADDITION Block 5  
Lot 6

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WATAUGA PID #1 - PARK VISTA (611)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00672F)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07626746

**Site Name:** PARK VISTA ADDITION-5-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,926

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CSH PROPERTY ONE LLC

**Primary Owner Address:**

1717 MAIN ST STE 2000  
DALLAS, TX 75201

**Deed Date:** 4/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220078555](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOS HILLS INC CORPORATION	7/21/2011	<a href="#">D211177592</a>	0000000	0000000
SECRETARY OF HUD	9/14/2010	<a href="#">D211140983</a>	0000000	0000000
WELLS FARGO BANK	9/8/2010	<a href="#">D210222872</a>	0000000	0000000
SAAVEDRA ANDRES;SAAVEDRA JACQUELI	7/29/2002	00158740000228	0015874	0000228
GEHAN HOMES LTD	1/1/2000	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$204,536	\$60,000	\$264,536	\$264,536
2024	\$224,447	\$60,000	\$284,447	\$284,447
2023	\$264,370	\$60,000	\$324,370	\$324,370
2022	\$180,000	\$35,000	\$215,000	\$215,000
2021	\$180,000	\$35,000	\$240,537	\$215,000
2020	\$166,208	\$35,000	\$201,208	\$201,208

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.